



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

607 29 Avenue NW
Calgary, Alberta

MLS # A2333219



\$1,149,900

Division:	Mount Pleasant		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,001 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Off Street, On S		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, P		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Brand New Home | Directly Across from Mount Pleasant Playground/City of Calgary Winter Outdoor Hockey Rink | Steps to Confederation Park | Top of the Line Finishes | Chef Inspired Kitchen | Solid Slab Backsplash | Two Toned Full Height Cabinets | 6 Burner Gas Cooktop | Hidden Range | Quartz Countertops | Grand Centre Island with Barstool Seating | High Ceilings | Open Floor Plan | Incredible Natural Light | Large Windows | Gas Fireplace | Modern Light Fixtures | Engineered Oak Hardwood | Chameleon Heat Registers | 3 Upper Level Bedrooms | Primary Bedroom with 2 Custom Walk-in Closets & Juliet Balcony facing park | Upper Level Laundry Room | Finished Basement | Rec Room | Wet Bar | Den | 4pc Bathroom | Great Backyard | Deck | Detached Double Garage | Directly Across From Mount Pleasant Playground | Welcome home to this stunning brand new semi-detached home in Mount Pleasant. Boasting 2,827 SqFt of developed living space, this home showcases exceptional craftsmanship and top of the line finishes. The front door opens to a bright open floor plan where high ceilings, large windows & engineered oak hardwood flooring create a warm atmosphere. The front living room is centred by a gas fireplace with custom built-in cabinetry & shelving. The chef-inspired kitchen features full height two toned cabinetry, quartz countertops, a solid slab backsplash, hidden range hood & a 6 burner gas cooktop. The centre island offers barstool seating & generous prep space while premium appliances, abundant storage & deep drawers add functionality. The dining area seamlessly connects the living room & kitchen, creating a natural flow for entertaining. Just off the kitchen is a versatile den with sliding glass doors leading directly to the rear deck for easy indoor/outdoor living. The upper level is home to 3

bedrooms, 2 full bathrooms & a dedicated laundry room. The primary retreat features a Juliet balcony overlooking Mount Pleasant Playground & Horsy Park, 2 custom walk-in closets & a luxurious 5pc ensuite with a soaking tub, walk-in shower, double vanity & private water closet. Bedrooms 2 & 3 share a 5pc bathroom with a double vanity & tub/shower combination. The laundry room is complete with cabinetry, quartz countertops, a rinse sink & a front-loading washer & dryer set. Downstairs, the finished basement offers a spacious rec room, wet bar, sizeable fourth bedroom with a walk-in closet, a 4pc bathroom & a versatile bonus room that can function as a home office, fitness room, playroom or guest room. Outside, the backyard is landscaped with sod & features a deck. The detached double garage is accessed from the rear lane. Situated directly across from Mount Pleasant Playground & moments from Confederation Park, this exceptional inner-city location offers quick access to schools, pathways, parks, downtown Calgary & everyday amenities. Enjoy parks, recreation & year-round community events. Hurry & book your showing at this exceptional Mount Pleasant home!